MANCHESTER CITY COUNCIL

Development Management
Citywide Support (Highways)

Telephone:
laura.wareing@manchester.gov.uk

Hammerstone Road Depot,
Manchester M18 8EQ

Memorandum

To	Michael Pearson
From	Laura Wareing
Date	28 March 2024
Subject	**139581/P3MA/2024** **Prior Approval for the change of use of 2nd and 3rd floors from office (Use Class E) to for 8 residential apartments (Use Class C3a).**

We have reviewed the above application in relation to highways and our comments are as follows:

CONTEXT

The application seeks consent for the Prior Approval for the change of use of 2nd and 3rd floors from office (Use Class E) to for 8 residential apartments (Use Class C3a) at 11 - 13 New Wakefield Street, Manchester, M1 5NP.

The site is located adjacent to the adopted highway of New Wakefield Street. A 20mph speed limit and one-way traffic order are in place. No Waiting at Any Time and Pay & Display bays (3 Hours, No Return Within 1 Hour 8am-8pm or RP,A,B&C1 Mon-Fri 8-9am & 5-8pm & Sat&Sun 8am-8pm, C2 Mon-Fri 8am-8pm, CT Mon-Fri 9am-1pm & 1-5pm) are also in place.

HIGHWAYS RESPONSE

TRIP GENERATION AND JUNCTION CAPACITY:

In comparison to the former use, the level of trips generated is not anticipated to be dissimilar and as such no highways concerns are expected.

SITE ACCESSIBILITY:

The site is well accessed by sustainable modes. Regular bus services, tram services and train services are in place withing walking distance of the development site.

PARKING AND ACCESS:

No parking is proposed within the application and considering the site's location and proximity to sustainable travel offer, this is acceptable in principle. As such, no parking concerns are raised from a Highways perspective by the proposals.

CYCLE PARKING:

In line with MCC Residential Guidelines, secure and sheltered cycle parking provision should be made, within the curtilage of the site, at a provision of one-per-unit.

The Planning Statement confirms that a new bike store will be in place on the ground floor and will provide a provision of 100% cycle parking. The bike store will be accessed from New Wakefield Street.

REFUSE AND SERVICING:

The existing bin store will be utilised and be accessed via it's existing access from New Wakefield Street. The Planning Statement states the collection point will be on New Wakefield Street and form part of the existing collections

CONSTRUCTION MANAGEMENT:

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Highways Reference: 15550/FU/2024